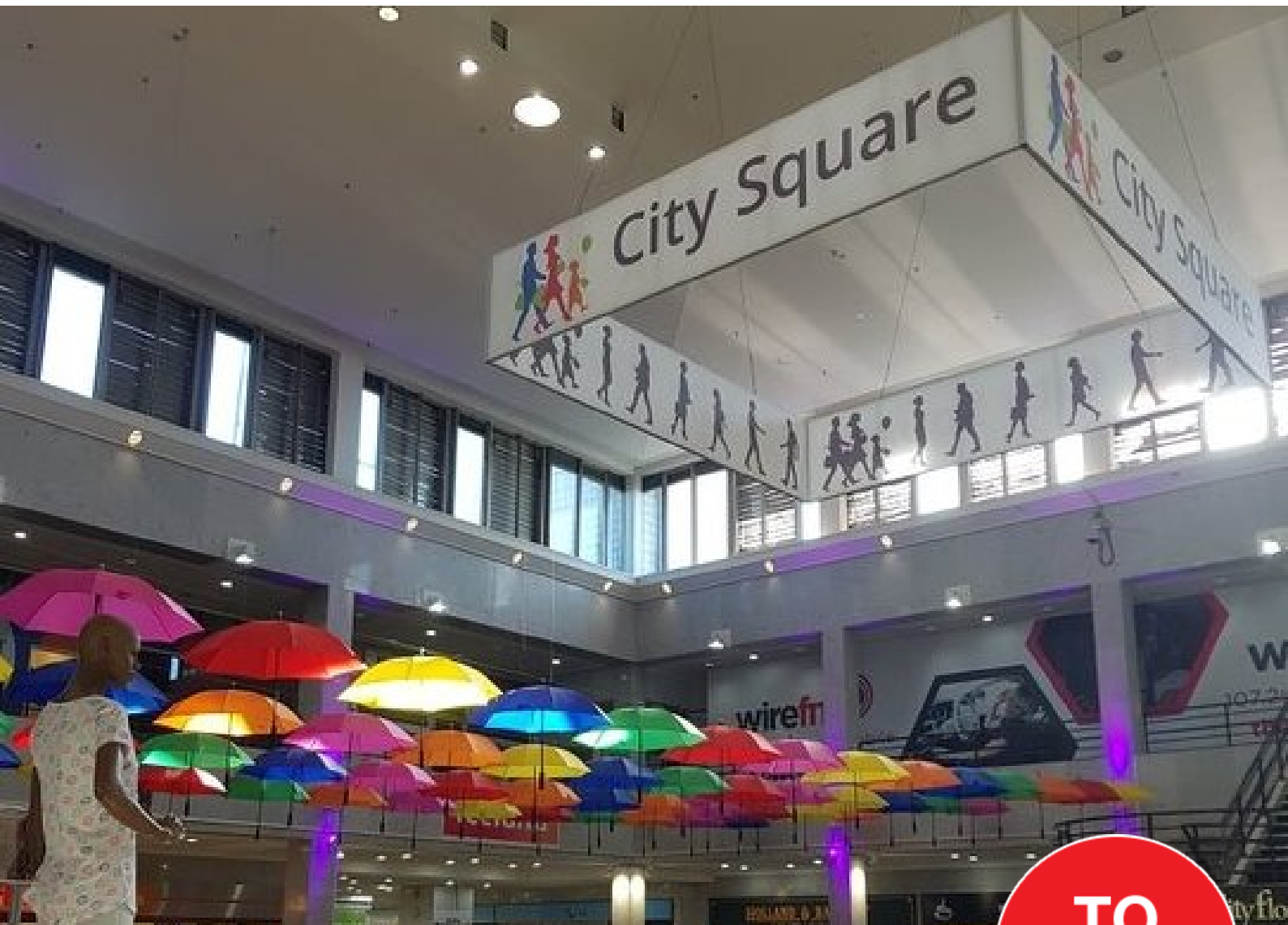


SHOPPING CENTRE PROPERTY / CLASS A1
49 Forest Walk Runcorn Shopping City, Runcorn



Rent: On application
Ground Floor Area
1,392 Sq ft / 129 Sq M

**TO
LET**

Viewing Strictly through the sole letting agent.

Barker Proudlove

Gary Crompton

Mob: 07554 402314

Email: gary@barkerproudlove.co.uk

Grant Owens

Mob: 07808 646576

Email: grant@barkerproudlove.co.uk

Location:

Runcorn is located within the borough of Halton in the county of Cheshire, approximately 15 miles south east of Liverpool, 30 miles south west of Manchester. Shopping City comprises the town's principle retail offer in the heart of Runcorn and benefits from several free multi-storey car parks, providing over 2,000 free car parking spaces.

The centre is anchored by The Range, Wilko, Boots and Argos.

Demise:	Sq Ft	Sq M
Ground Floor	1392	129.32
Basement Mezzanine	126	11.71
Basement Ancillary	1158	107.58

Rent:

Upon application.

Tenure:

The unit is available by way of a new effectively full repairing and insuring lease for a term to be agreed.

Business Rates:

The premises currently has a rateable value of £35,750.

For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

Service Charge:

The on-account service charge for the year 2020 stands at approximately £10,782.

EPC:

Energy Performance Asset Rating - D

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

October 2020

Subject to Contract

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